



JP HARLL
LICENSED ESTATE AGENT

Woodlands Drive, Barlby, Selby, YO8 5XH

£129,950

- Two 'Double' Bedroomed Semi-Detached Home
- Popular Residential Location
- Entrance Porch
- Sun Room
- Shower Room
- Gardens Front & Rear
- Drive for several vehicles
- Viewing Essential
- Council Tax Band 'B'
- EPC Rating 'D'



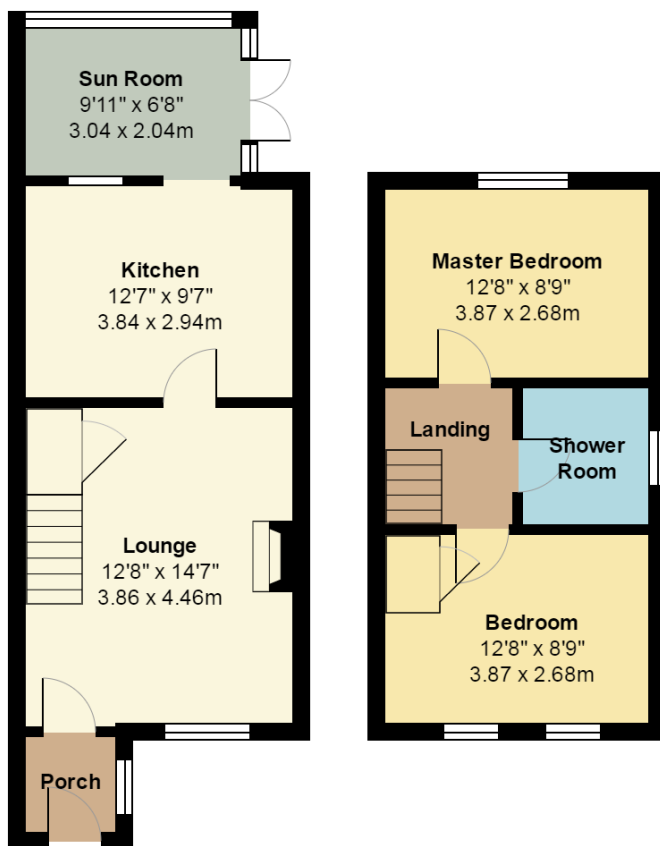


Nestled in the popular residential village of Barlby, this spacious two bedroomed semi-detached home is perfect first time buyers, small families and investors.

The property enjoys light, spacious accommodation, including an entrance porch, lounge and kitchen which is open plan to the sun room which overlooks the rear garden. Upstairs are two double bedrooms and a shower room.

To the front of the property is a small garden which is mainly laid to lawn with small rockery. The drive provides off-road parking several vehicles.

The garden at the rear of the property, offers a private retreat, with panel fencing to all sides. A patio area offers a seating area and space to enjoy a BBQ.



All measurements are approximate and for display purposes only

TENURE: Freehold

LOCAL AUTHORITY: Selby District Council



AGENTS NOTES:

DISCLAIMER: These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. All measurements are approximate.

Heating And Appliances - The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by JP Harll

Buyer's are advised to check the Environment Agency Website for an indication of flood risk in the area.
<https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>.

Measurements - These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

Viewing - Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.